



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

FEBRUARY 6, 2003

PRESENT: Fruit, Kennett, Pyle

ABSENT: Martin

LATE: None

STAFF: Senior Planner (SP) Linder, Associate Planner (AP) Tolentino

REGULAR MEETING

Chair Kennett called the meeting to order at 7:00 p.m.

DECLARATION OF POSTING OF AGENDA

AP Tolentino certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened/closed the public hearing.

MINUTES

**JANUARY 16,
2003**

**BOARD MEMBERS PYLE/FRUIT MOTIONED TO APPROVE THE
JANUARY 16, 2003 MINUTES ON A VOTE OF 3-0-0-1 AS FOLLOWS:**

AYES: Fruit, Kennett, Pyle

NOES: None

ABSTAIN: None

ABSENT: Martin

NEW BUSINESS:

1. **SITE REVIEW, SR-02-18: COCHRANE-IN-N-OUT BURGER/APPLEBEE'S:** The applicant is requesting Board review of the proposed commercial project, and requests comments on the site, landscape, and architectural plans. The proposed project includes the construction of a 3,253-sf drive-thru fast food restaurant with outdoor seating and a 5,096-sf sit down restaurant.

THE BOARD OFFERED THE FOLLOWING COMMENTS:

1. Select parking lot trees that will provide shade but not completely obstruct the view of the buildings or result in tree canopies competing with each other. Recommended parking lot trees include: Ornamental Pear 'Aristocrat' and Coast or Holly Oak
2. Provide a minimum of one tree in every landscape planter.
3. Provide three Coast Live Oak trees near the southeast corner of the site, as previously identified on the plans date stamped Jan. 8, 2003.
4. The two Mexican Fan Palms should not be crossed.
5. Use structural soil in the landscape planters/wells.
6. Provide some building perimeter landscaping for the In-N-Out Burger building. At a minimum, a two-foot wide planter strip should be provided for shrub plantings.
7. Incorporate the following changes to the In-N-Out Burger and Applebee's buildings:
 - a) Raise the parapet walls to improve proportion with tower elements,
 - b) Provide window trim,
 - c) Change the roofing material to a more substantial quality,
 - d) Reconsider color of building and roof material,
 - e) For In-N-Out Burger, incorporate the arched openings for the towers similar to the Chandler building,
 - f) For In-N-Out Burger, reduce the area between the tower opening and the roof overhang (sign area),
 - g) For Applebee's, consider using a solid color for the awnings.
8. Provide a material/color sample board.
9. The Board generally expressed dissatisfaction with the quality of design currently existing within the PUD, and indicated they would support deviations from the established architectural theme.

OTHER BUSINESS:

2. **REVIEW OF THE PRELIMINARY DRAFT OF THE ARCHITECTURAL REVIEW HANDBOOK:**

The Board completed review and discussion of preliminary drafts of the single and multi-family architectural handbooks.

ARCHITECTURAL REVIEW BOARD MINUTES

February 6, 2003

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ANNOUNCEMENTS:

ADJOURNMENT: There being no further business, Chair Kennett adjourned the meeting at 9:00 p.m.

MINUTES PREPARED BY:

REBECCA TOLENTINO

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